152.0	0007	0023.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	979,200 / 979,200
					USE VALUE:	979,200 / 979,200
					ASSESSED:	979,200 / 979,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
64		CEDAR AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CLARKE JOHN C
Owner 2:	CLARKE-ROMANO GIUSEPPINA
Owner 3:	
Street 1:	64 CEDAR AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	POOLEY SUSAN M-STEPHEN F -
Owner 2:	-
Street 1:	64 CEDAR AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,922 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1930, having primarily Wood Shingle Exterior and 2124 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6922.000	477,100		502,100	979,200
Total Card	0.159	477,100		502,100	979,200
Total Parcel	0.159	477,100		502,100	979,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 461.02 | /Parcel: 461.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 101080

GIS Ref

GIS Ref

Insp Date 01/20/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 152.0-0007-0023.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	477,200	0	6,922.	502,100	979,300	979,300	Year End Roll	12/18/2019
2019	101	FV	359,100	0	6,922.	470,700	829,800	829,800	Year End Roll	1/3/2019
2018	101	FV	359,100	0	6,922.	389,100	748,200	748,200	Year End Roll	12/20/2017
2017	101	FV	359,100	0	6,922.	357,800	716,900	716,900	Year End Roll	1/3/2017
2016	101	FV	359,100	0	6,922.	326,400	685,500	685,500	Year End	1/4/2016
2015	101	FV	339,800	0	6,922.	320,100	659,900	659,900	Year End Roll	12/11/2014
2014	101	FV	339,800	0	6,922.	297,500	637,300	637,300	Year End Roll	12/16/2013
2013	101	FV	339,800	0	6,922.	283,100	622,900	622,900		12/13/2012

!11947!

PRINT

Date	Time
12/11/20	02:04:23

LAST REV

Date	Time
02/14/18	10:21:27
ekelly	
11947	

USER DEFINED

Prior Id # 1:	101080
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
POOLEY SUSAN M-	33704-266		9/24/2001		508,000	No	No		
	18800-81		1/1/1988		37,000	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/28/2009	277	Redo Bat	6,500					
4/12/2005	373	Addition	200,000			G7	GR FY07	add mudroom,kitche

ACTIVITY INFORMATION

Date	Result	By	Name
1/20/2018	MEAS&NOTICE	HS	Hanne S
12/3/2008	Meas/Inspect	336	PATRIOT
12/18/2001	MLS	MM	Mary M
11/19/1999	Meas/Inspect	270	PATRIOT
7/12/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6922		Sq. Ft.	Site		0	80.	0.91	9									502,127						502,100	

Total AC/HA: 0.15891 | Total SF/SM: 6922 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 502,127 | Spl Credit | Total: 502,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.14435029
Const Adj.:	0.99435562
Adj $ / SQ:	147.926
Other Features:	101000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	534883
Depreciation:	57767
Depreciated Total:	477116

COMMENTS

PDAS SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	2005
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

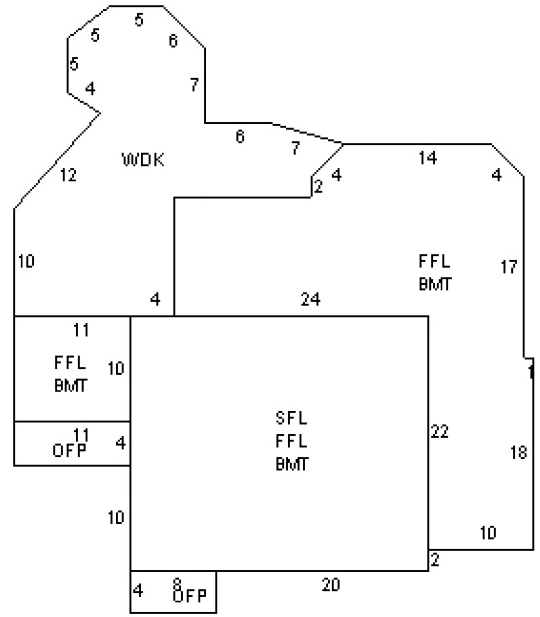
No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	162.72
Special Features:	0	Val/Su Net:	116.03
Final Total:	477100	Val/Su SzAd	224.62

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,452	44.380	64,436
FFL	First Floor	1,452	147.930	214,788
SFL	Second Floor	672	147.930	99,406
WDK	Deck	460	8.130	3,739
OFP	Open Porch	76	37.990	2,888
	Net Sketched Area:	4,112	Total:	385,257
Size Ad	2124	Gross Are	4112	FinArea 2124

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

152.0-0007-0023.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

IMAGE

AssessPro Patriot Properties, Inc